

ROW005A

46107006.WA
Simon W. Dean, et ux
Barbara G. Dean
006-2-00-W

1-04-BK0379PG0099

STATE MS.-DE SOTO CO.
FILED

Do not record above this line

SEP 8 2 51 PM '00

WARRANTY DEED

BK 379 PG 99
W.F. DAVIS S.H. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of SIXTEEN THOUSAND

AND 10/100 Dollars (\$16000.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we,
the undersigned, hereby grant, bargain, sell, convey and warrant unto
the Mississippi Transportation Commission the following described
land:

INDEXING INSTRUCTIONS: SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 9 WEST,
DESOTO COUNTY, MISSISSIPPI

PARCEL NO. 1

Begin at a point that is 21.336 meters (70.0 feet)
Northerly of and perpendicular to the centerline of survey
of present Mississippi Highway 304 as shown on the right-
of-way appraisal map for Federal Aid Project No. 46-0030-
01-007-10(102184/001000) at Station 182 + 00; from said
point of beginning run thence North 89° 28' East, a
distance of 92.964 meters (305.0 feet) to a point that is
hereby designated as Point "K" for future reference; thence
run North 44° 19' East, a distance of 16.307 meters (53.5
feet) to a East line of grantors property and to a point
that is hereby designated as Point "L" for future
reference; thence run South along said East property line,
a distance of 20.696 meters (67.9 feet) to the present
Northerly right-of-way line of said present Mississippi
Highway 304; thence run South 89° 28' West along said
present Northerly right-of-way line of said highway, a
distance of 134.752 meters (442.1 feet); thence North 72°
46' East, a distance of 31.821 meters (104.4 feet) to the
point of beginning, containing 0.117 hectares (0.29 acres),

more or less, and being situated in and a part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 3 South, Range 9 West, DeSoto County, Mississippi.

Together with any and all abutters rights of access, if any, into, over on and across the above described parcel of land between Point "J", Point "K" and Point "L" as described above.

PARCEL NO. 2

Begin at a point that is 16.764 meters (55 feet) Westerly of and perpendicular to the centerline of survey of present Mississippi Highway 301 as shown on the right-of-way appraisal map for Federal Aid Project No. 46-0030-01-007-10(102184/001000) at Station 103 + 00; from said point of beginning run thence North 01° 06' East along a line that is parallel with and 16.764 meters (55 feet) Westerly of the centerline of survey of said project, a distance of 139.019 meters (456.1 feet) to the North line of grantors property; thence run East along the North property line, a distance of 12.863 meters (42.2 feet) to the Easterly line of grantors property; thence run South 00° 03' East along said Easterly property line, a distance of 165.171 meters (541.9 feet) to a South line of grantors property; thence run West along said South property line, a distance of 22.494 meters (73.8 feet); thence run North 14° 11' East, a distance of 27.005 meters (88.6 feet) to the point of beginning, containing 0.251 hectares (0.62 acres), more or less, and being situated in and a part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 3 South, Range 9 West, DeSoto County, Mississippi.

Parcel Nos. 1 and 2 contain an aggregate of 0.368 hectares (0.91 acres), more or less.

The grantor herein further warrants that the above described property is ^{BGD} ~~no~~ part of his/or her homestead.
^{TJS SWP}

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The grantors herein agree to pay all real property taxes ^{BGD} ~~to~~ assessed against the above described property for the current year. ^{SWD}
It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness ~~our~~ signatures the 16th Day of August, A.D.,
192000.

Witness: Bob Johnson

Simon W. Dean

Witness: Bob Johnson

Barbara G. Dean

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7512
Account No. 46-0030-01-007-10
(102184/001000)

Grantor Address:

9064 Highway 304
Hernando, MS 39632

Phone Number: (662) 429-6096

Business Number: N/A

After Recording, Return To:
Holcomb Dunbar, P.A.
P.O. Box 190
Southaven, MS 38671
601.349.0664
File No. 999-064 Initials SDH

In the case of proof of execution of the instrument made by a
subscribing witness:

STATE OF MISSISSIPPI

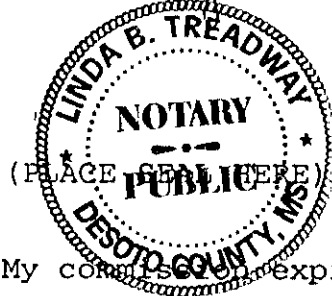
County of Desoto

Personally appeared before me, the undersigned authority, Bib Johnson, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposeth and saith that he saw the within named SIMON W. DEAN and Barbara G. DEAN, whose names subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said SIMON W. DEAN and BARBARA G. DEAN on the day and year therein mentioned.

Bib Johnson

Affiant

Sworn to and subscribed before me this the 17th day of August, A.D., 2000.



Linda B. Treadway
Notary Public Title

My commission expires 10/17/2002